Hartlip House

The Street, Hartlip, Kent

STRUTT & PARKER

An elegant Grade ll listed home with refined character featuring six bedrooms in the heart of a sought-after village

A handsome and substantial period house with splendid character detailing, set in a prominent position in the charming village of Hartlip. There is extensive flexible living accommodation with attractive décor, and the property lies just moments from village amenities and within easy reach of transport connections.

- **6 RECEPTION ROOMS**
- **6 BEDROOMS**
- **3 BATHROOMS & CLOAKROOM**
- **DOUBLE GARAGE & DRIVEWAY**
- **ABOUT 0.45 OF AN ACRE**
- **FREEHOLD**
- **VILLAGE**
- **5,014 SQ FT**
- **GUIDE PRICE £1,250,000**

The property

Hartlip House is a striking Grade II listed home offering 5,000 sq ft of beautifully presented accommodation arranged across three floors. For the current owners it has been a much-loved family home for 25 years. Externally it features attractive painted brick elevations, while internally there are a wealth of splendid character details, including exposed timber beams, sash windows and original fireplaces.

The ground floor provides six flexible reception rooms offering generous space in which to relax or entertain. The largest of the reception rooms is the 36ft drawing room which sits at the front of the house and features an open fireplace with a limestone surround and French doors to the garden at the rear. A formal dining room sits to the front, while towards the rear there is a cosy study and a comfortable sitting room with a bay window and an inglenook fireplace with oak bressummer beam and stone hearth. The large sunny conservatory has panoramic windows and French doors opening to both the courtyard and garden terrace.

The well-proportioned farmhouse style kitchen has slate tiled flooring, an array of fitted wall and base units, a range cooker and space for breakfast and informal dining. Adjoining are the utility room with sink, space for laundry and storage, and the cloakroom and boiler room. Good sized cellars below offer additional room for storage and recreation.

There are four immaculate double bedrooms on the first floor, including the principal bedroom, which has a walk-through dressing room and an en suite bathroom with an over-bath shower. The first floor provides three further bedrooms, two with built-in storage, and two family bathrooms, both with over-bath showers. The second floor is home to an additional two double bedrooms, with a playroom or study between.

Outside

At the front of the house, bordered by wrought iron railings, is a Yorkstone terrace with several ornamental trees. Vehicle access is at the side, with the driveway providing plenty of parking space and leading to the detached double garage with a workshop above.

The delightful garden to the rear has a further Yorkstone terrace for al fresco dining together with an enclosed paved courtyard and kitchen garden to the side. There is a generous area of lawn on three levels, a pond, planted borders and established shrubs, hedgerows and trees. The garden backs onto open fields with fine views beyond.

Location

The property lies in the conservation area in the heart of Hartlip, a pretty Kentish village situated approximately halfway between London and the Channel ports, surrounded by Kent countryside and within easy reach of Rainham and Maidstone. The village has good facilities, including a well-regarded primary school, parish church, village hall, recreation ground and a friendly pub. Local shops can be found in Rainham and Newington and there is excellent shopping at Hempstead Valley, Maidstone, Bluewater and Canterbury. The area is served by an array of independent and state schools including grammar schools in Rochester, Sittingbourne and Maidstone.

Hartlip is conveniently placed to access the M2 and M20. The well-connected road network connects to the M25, the Medway towns, Maidstone, London, Canterbury, Dover and the Channel Tunnel. Rainham station is served by frequent trains to London (Victoria, London Bridge, Cannon Street, St Pancras and Stratford) with journey times from 50 minutes.

Leisure opportunities abound with walking on Queendown Warren, the North Downs and coastal paths. There are many National Trust properties and other places to visit nearby, as well as sailing on the Medway and several local golf courses and equestrian stables.

Distances

- Rainham 2.1 miles
- Sittingbourne 4.4 miles
- Rochester 7.3 miles
- Maidstone 9.8 miles
- Canterbury 23 miles
- London City Airport 38 miles
- Central London 43.3 miles
- Gatwick Airport 48.2 miles

Nearby Stations

- Rainham
- Newington
- Ebbsfleet International (20 miles)

Key Locations

- Queendown Warren Nature Reserve
- North Downs National Landscape
- Rochester Cathedral and Castle
- The Historic Dockyard, Chatham
- Leeds Castle, Maidstone
- Faversham town and market
- Whitstable
- Canterbury Cathedral and city

Nearby Schools

- Village primary schools
- Grammar schools in Rainham, Sittingbourne, Rochester and Maidstone
- King's School Rochester
- The King's School Canterbury
- Cobham Hall School

The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

Main House internal area 5,014 sq ft (466 sq m)
Garage & Workshop internal area 388 sq ft (36 sq m)
Outbuildings internal area 195 sq ft (18 sq m)
Total internal area 5,597 sq ft (520 sq m))
For identification purposes only.

Directions

ME9 7TL

what3words: ///manager.depend.twitching - brings you to the property

General

Local Authority: Swale Borough Council

Services: Mains electricity, water and drainage; oil heating.

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band H

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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